







2/28 Nile Street, East Perth

Boutique Lifestyle in a River Setting...

In a peaceful, tree-lined pocket of East Perth, this standout townhouse-style residence delivers an impressive blend of scale, sophistication and everyday comfort. One of only four in an exclusive boutique group, it offers the privacy of a home with the ease of lock-and-leave living - all just moments from the river, parklands, cafes and the CBD. Spanning two generous levels and thoughtfully redesigned throughout, it pairs modern elegance with practical functionality in a way that feels effortless from the moment you step inside.

Natural light pours through the living zones, highlighting fresh finishes, high ceilings and a warm, welcoming atmosphere. The beautifully updated kitchen is a true centrepiece, fitted with quality appliances, sleek benchtops, soft-close cabinetry and excellent storage, all flowing smoothly into the open dining and living spaces. A sunroom and private ground-floor courtyard extend your living outdoors, offering versatile spots to unwind, entertain or enjoy a quiet morning coffee.

Across both levels, the home has been cleverly planned for flexibility, with two luxurious master suites - one upstairs and one downstairs -

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FOR SALE
Sold by Brendan & Sharon Smith

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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each featuring built-in robes and hotel-style ensuites with contemporary finishes. A third upstairs bedroom adds even more versatility, perfect for guests, a home office or creative workspace. The laundry is equally well considered, with abundant storage, ample bench space and easy outdoor access.

Everyday comfort has been elevated with features such as double-glazed windows, ducted reverse-cycle air-conditioning, quality tiles, blockout curtains and extensive storage throughout. Secure entry, a private lift, and a remote-accessed double garage add to the home's sense of exclusivity and ease.

Set in one of East Perth's most desirable pockets, you're moments from the riverfront, Matagarup Bridge, walking and cycling paths, leafy parks, neighbourhood cafés and seamless transport options. This is boutique living at a rare scale - a residence that combines space, style and serenity in one of the suburb's most tightly held pockets.

Points of Interest (all distances approximate):
- Free CAT bus at the end of the street
- 20m to Gloucester Park
- 100m to Victoria Gardens
- 350m to Claisebrook Cove/Swan River
- 500m to Perth Girls' School precinct
- 650m to the WACA Ground
- 800m to Optus Stadium
- 1.2km to Wellington Square redevelopment
- 1.3km to Claisebrook Train Station
- 1.7km to Crown Towers
- 2.0km to Perth CBD
- Located in the Highgate Primary School and Bob Hawke College catchment zones
- Close to Mercedes College and Trinity College

Rates & Dimensions:
Council $2,638.40 pa
Water $2,095.86 pa
Strata $1,876.00 p/qtr
Internal Area 141sqm
Total Area 173sqm

MORE DETAILS

Property ID	3UMVFGJ
Property Type	Apartment







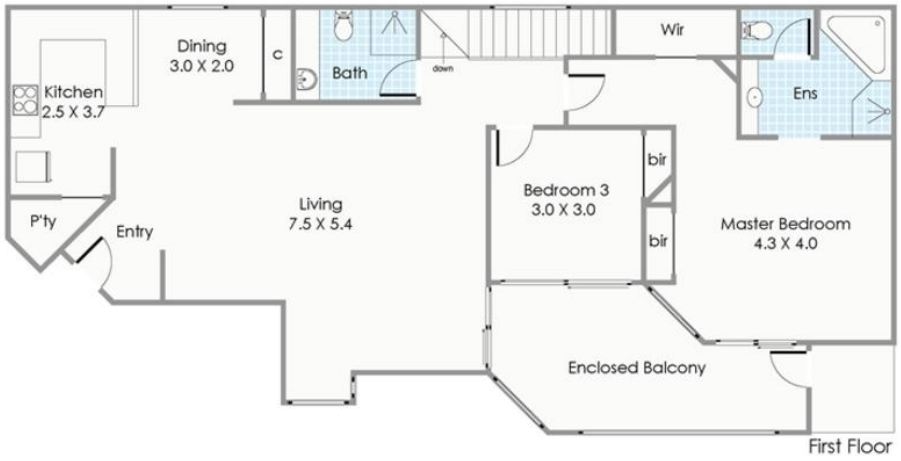




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Approximate Areas

GROUND FLOOR
Residence: 38.3m²
Courtyard: 11.1m²
FIRST FLOOR
Residence: 111.6m²
Balcony: 15.2m²

Total Area: 176.2m²

All measurements are estimates
All dimensions are in metres.
Plans are for demonstration only.
www.cribcreative.com.au

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